

# SITE PLAN PROPOSED Walmart #2009-04

## 2014 EMMORTON ROAD BEL AIR, HARFORD COUNTY, MARYLAND GENERAL BUSINESS DISTRICT

PLAN TYPE: S  
PLAN NO.: 12-121  
PLAN SERIES: 9-19-12  
DATE: 10-17-12  
DAS:

### SITE DATA

- DEVELOPER:  
WAL-MART REAL ESTATE BUSINESS TRUST  
2001 SOUTHEAST 10TH STREET, SWDC  
BENTONVILLE, ARKANSAS 72716-0550
- OWNER:  
EVERGREEN BUSINESS TRUST C/O CADDIES HOME #13, INC. (PARCEL 56 & 60)  
2231 CONOWINGO ROAD  
BEL AIR, MARYLAND 21015
- ELECTION DISTRICT: THIRD (3RD) ELECTION DISTRICT
- TAX MAP: 56
- DEED/REFERENCE: EVERGREEN BUSINESS TRUST: 7265/121 (PARCEL 60, TRACT A)  
EVERGREEN BUSINESS TRUST: 7265/121 (PARCEL 60, TRACT B)  
EVERGREEN BUSINESS TRUST: 7265/121 (PARCEL 5A)

- ZONING: B-3 (GENERAL BUSINESS)
- LOT ACREAGE: 33.72 AC
- AREA WITHIN CRITICAL AREA: 0.00 AC
- AREA WITHIN 100-YR FLOOD PLAIN: 0.00 AC
- AREA WITHIN HRD: 0.00 AC

- SETBACKS:

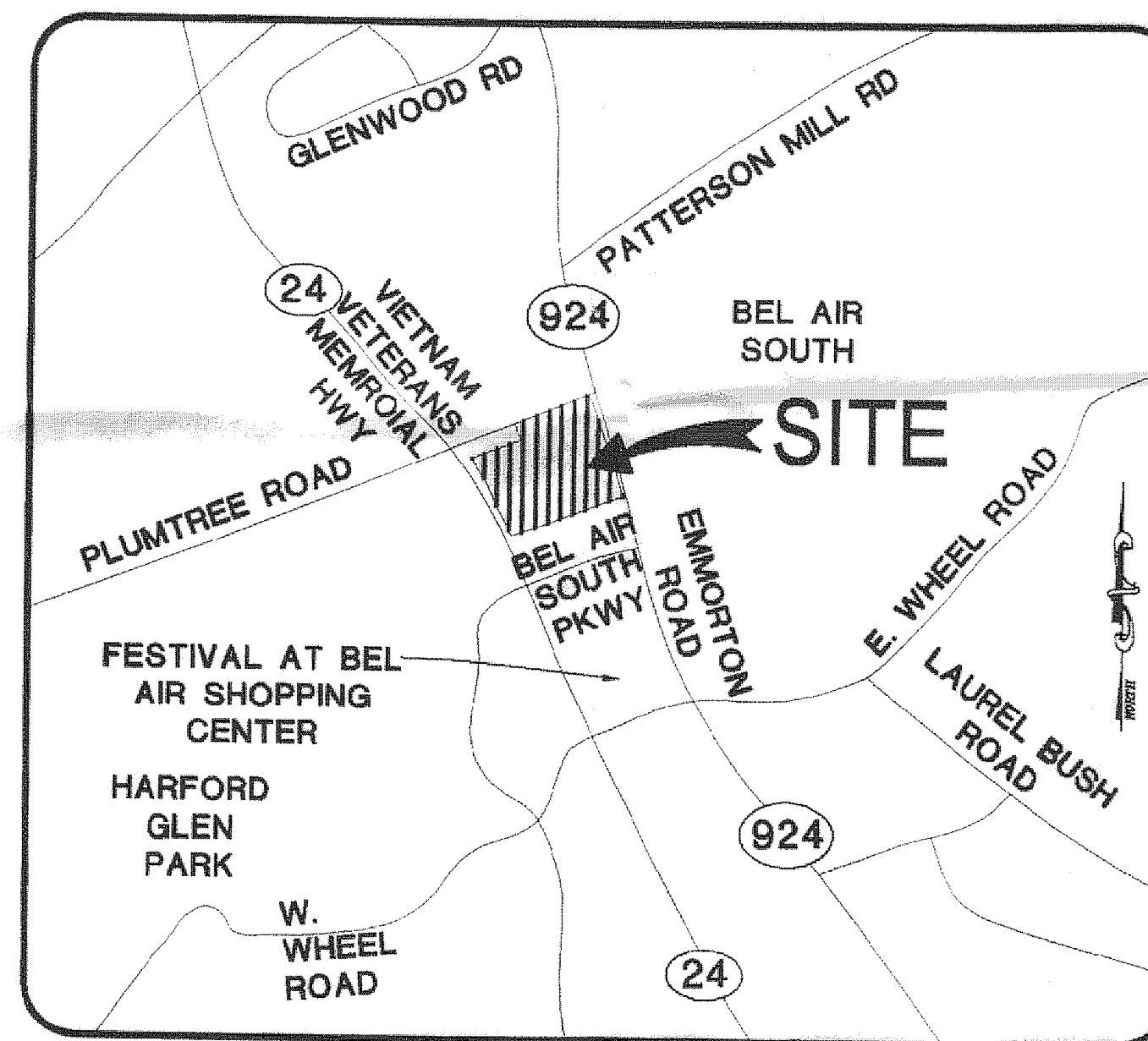
	REQUIRED	PROVIDED
MIN FRONT YARD SETBACK	25'	25'
MIN SIDE YARD SETBACK	5'	5'
MIN REAR YARD SETBACK	35'	N/A
MIN LOT WIDTH	50'	814'(PLUMTREE ROAD)
MAX BLDG HEIGHT	35'	35'

- LOT SIZE:

REQUIRED	PROVIDED
N/A	16.94 AC(LOT #1)
	2.91 AC(LOT #2)
	8.99 AC(LOT #3)
	1.32 AC(LOT #4)
	1.45 AC(LOT #5)
	2.11 AC(DEDICATED RIGHT OF WAY)
	TOTAL= 33.72 AC

NOTE: DEVELOPER AREA LOT IMPROVEMENTS TO BE PROVIDED UNDER SEPARATE PLAN.

- PROPOSED USE: RETAIL SALES
- NUMBER OF EMPLOYEES: 400
- BUILDING COVERAGE: (RETAIL) MAX ALLOWABLE: 35% OF TOTAL LOT AREA=18.74 AC(LOT #1)+2.91 AC(LOT #2)x35%=299,584 SF  
PROVIDED: 185,706 SF
- IMPERVIOUS AREA: (RETAIL) MAX IMPERVIOUS ALLOWED: 85% OF GROSS LOT AREA = 19.65 AC x 85% = 727,561 SF  
PROVIDED: 422,097 SF
- PARKING (RETAIL) GFA OF BLDG: 185,706 SF  
STORAGE AREA: 29,755 SF  
NFA OF BLDG: 155,951 SF  
  
REQUIRED: 155,951 SF  
x 1 SPACE PER 200 SF FLOOR AREA  
=780 PARKING SPACES  
  
PROVIDED: 752 SPACES(186 EMPLOYEE SPACES)  
\*A PARKING WAIVER WILL BE REQUIRED



### SITE LOCATION MAP

NOT TO SCALE

### SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN
- SITE PLAN

### GENERAL NOTES:

- ALL ONSITE ROADS, UTILITIES, STORM, AND STORMWATER MANAGEMENT ARE TO BE PRIVATE AND BE PRIVATELY MAINTAINED.
- LOT TO BE SERVICED BY PUBLIC WATER, EXTENDED FROM PLUMTREE ROAD. LOT WILL ALSO BE SERVICED BY PUBLIC SEWER, WHICH WILL BE EXTENDED FROM BLUE SPRUCE DRIVE.
- FINAL LOCATIONS FOR UTILITIES WILL BE DETERMINED AT TIME OF CONSTRUCTION DRAWINGS.
- EXISTING UTILITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR, BUT THE COMPLETENESS AND/OR ACCURACY OF THESE UTILITIES IS NOT GUARANTEED. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES AT HIS OWN EXPENSE AND IS RESPONSIBLE FOR ANY AND ALL DAMAGE THAT MAY OCCUR DURING CONSTRUCTION. TEST PITS WILL BE REQUIRED AT ALL UTILITY TIE-IN POINTS.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY(1-800-257-7777) 72 HOURS PRIOR TO START OF CONSTRUCTION.
- FINAL LOCATION AND SIZE OF PROPOSED SIGNS SHALL BE DETERMINED DURING FINAL CONSTRUCTION DRAWINGS AND PRIOR TO BUILDING PERMIT APPLICATION.
- A COMMERCIAL APPLICATION FOR WATER AND SEWER CONNECTIONS IS REQUIRED.
- STORMWATER MANAGEMENT AND WATER QUALITY WILL BE PROVIDED THROUGH ESD'S AND A STORM POND ONSITE.
- PROPOSED BUILDING WILL HAVE A SPRINKLER SYSTEM.
- FINAL LANDSCAPE DESIGN SHALL BE DETERMINED DURING FINAL CONSTRUCTION DRAWINGS AND PRIOR TO BUILDING PERMIT APPLICATION.

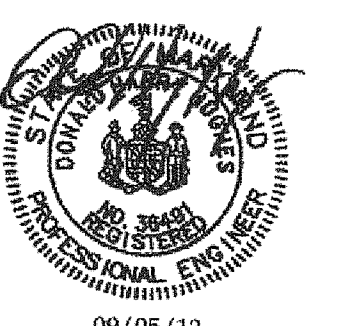
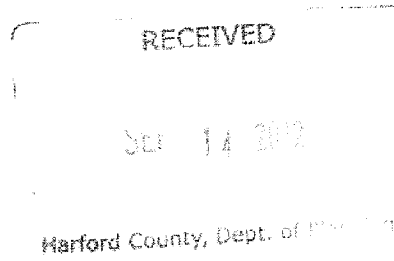
### DEVELOPER:

**WAL-MART REAL ESTATE BUSINESS TRUST**  
**2001 SOUTHEAST 10TH STREET, SWDC**  
**BENTONVILLE, ARKANSAS 72716-0550**  
**CONTACT: MIKE THOMAS**  
**PHONE: (479) 273-4000**

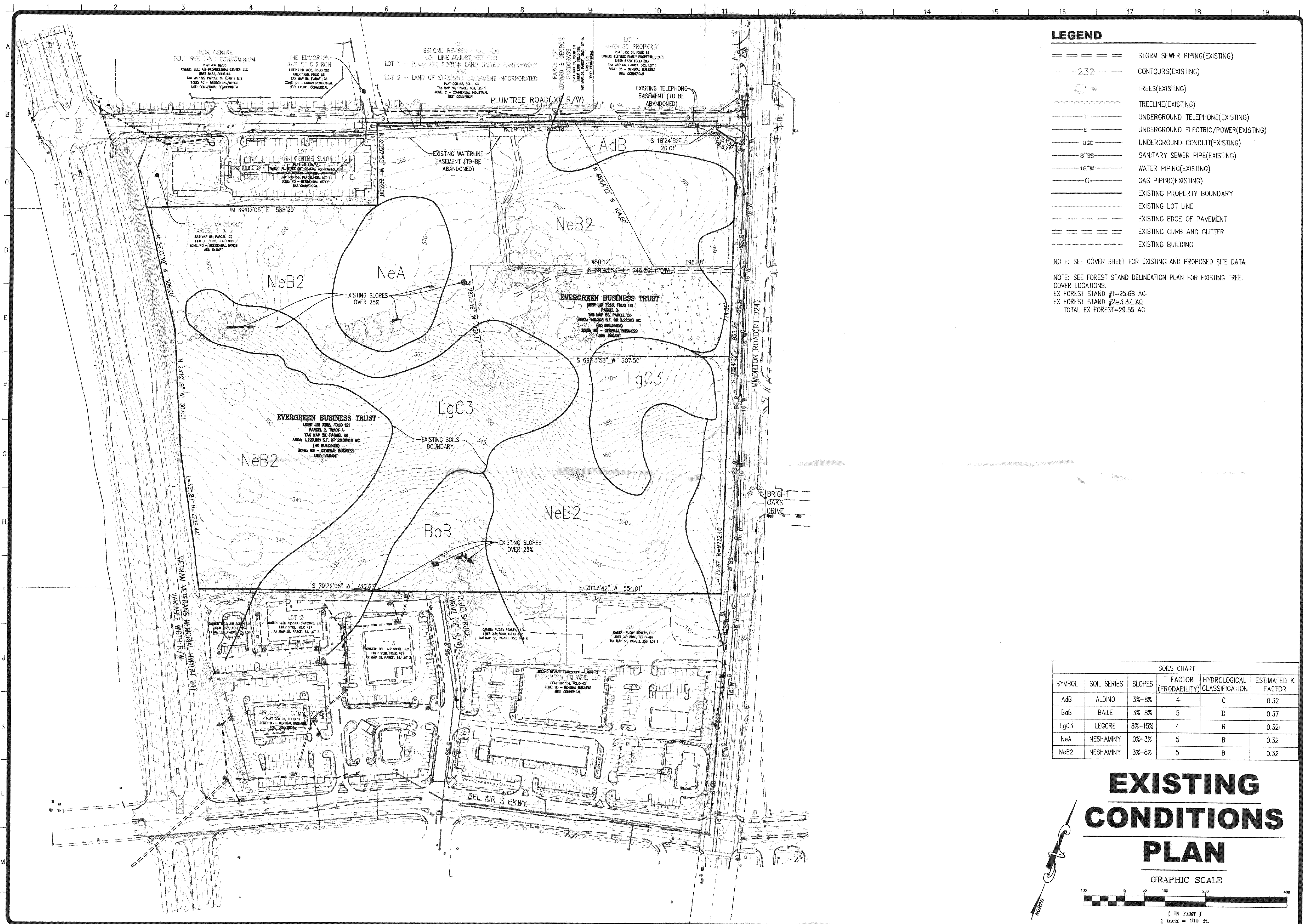
**Bowman**  
**CONSULTING**

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14020 Thunderbolt Place  
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- LEGEND**
- STORM SEWER PIPING(EXISTING)
  - CONTOURS(EXISTING)
  - TREES(EXISTING)
  - TREELINE(EXISTING)
  - UNDERGROUND TELEPHONE(EXISTING)
  - UNDERGROUND ELECTRIC/POWER(EXISTING)
  - UNDERGROUND CONDUIT(EXISTING)
  - SANITARY SEWER PIPE(EXISTING)
  - WATER PIPING(EXISTING)
  - GAS PIPING(EXISTING)
  - EXISTING PROPERTY BOUNDARY
  - EXISTING LOT LINE
  - EXISTING EDGE OF PAVEMENT
  - EXISTING CURB AND GUTTER
  - EXISTING BUILDING

NOTE: SEE COVER SHEET FOR EXISTING AND PROPOSED SITE DATA

NOTE: SEE FOREST STAND DELINEATION PLAN FOR EXISTING TREE COVER LOCATIONS.

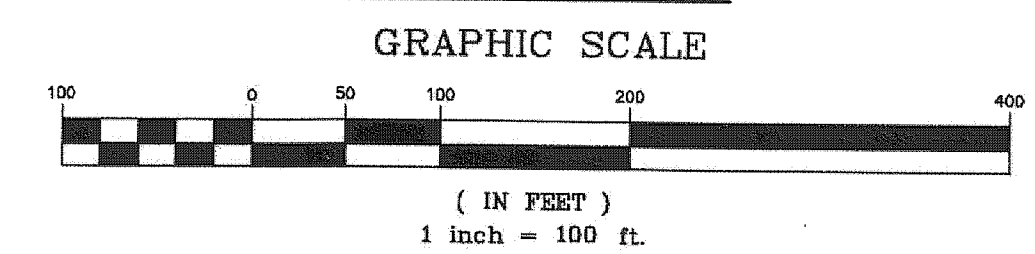
EX FOREST STAND #1=25.68 AC

EX FOREST STAND #2=3.87 AC

TOTAL EX FOREST=29.55 AC

SOILS CHART					
SYMBOL	SOIL SERIES	SLOPES	T FACTOR (ERODABILITY)	HYDROLOGICAL CLASSIFICATION	ESTIMATED K FACTOR
AdB	ALDINO	3%-8%	4	C	0.32
BaB	BAILE	3%-8%	5	D	0.37
LgC3	LEGORE	8%-15%	4	B	0.32
NeA	NESHAMINY	0%-3%	5	B	0.32
NeB2	NESHAMINY	3%-8%	5	B	0.32

# EXISTING CONDITIONS PLAN



REVISIONS	BY

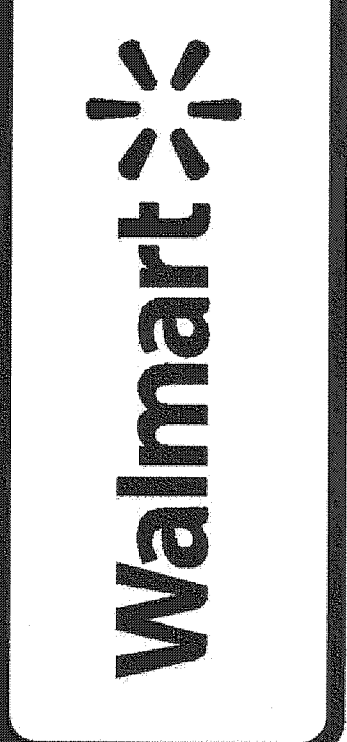
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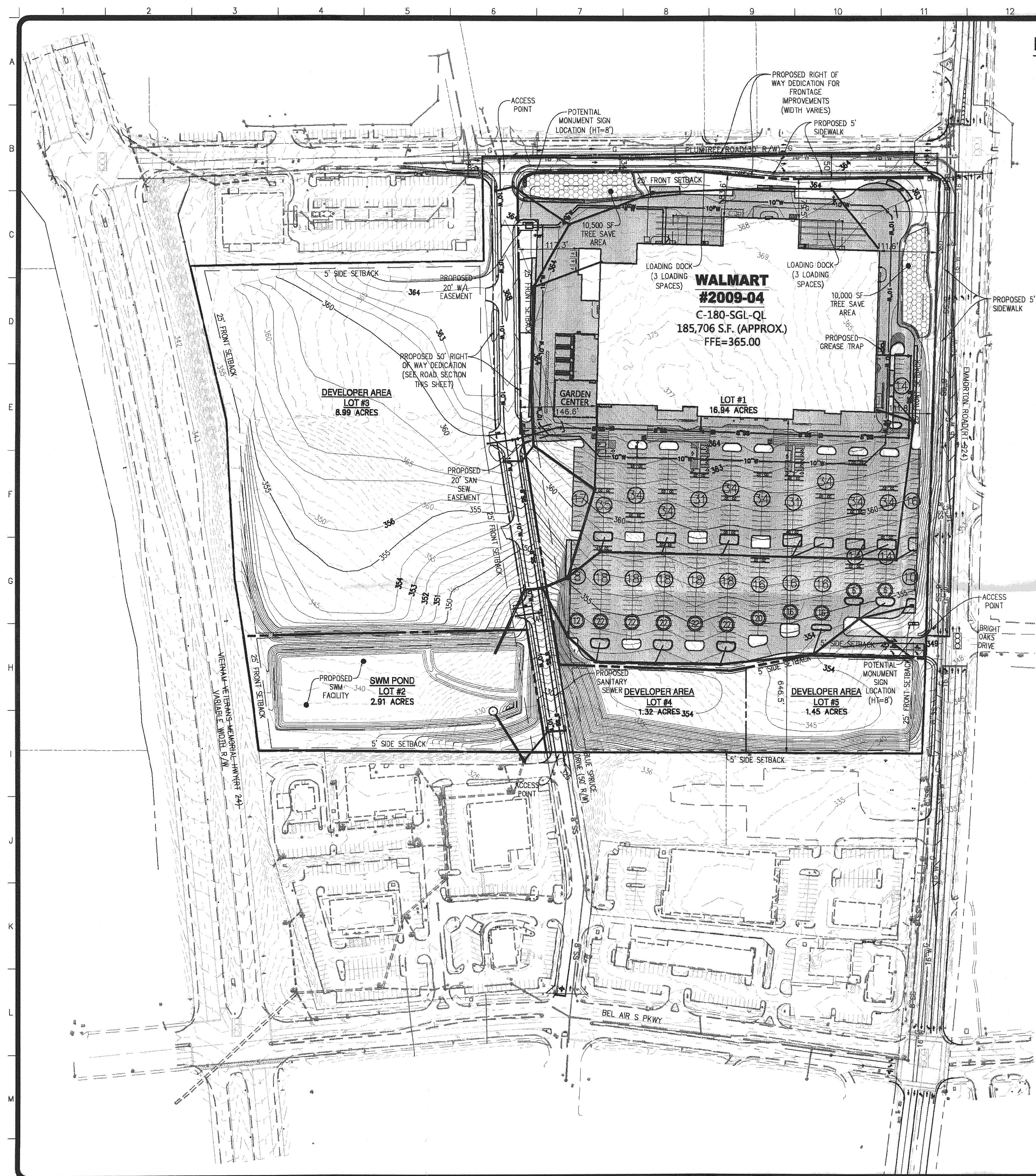


WALMART #2009-04  
BEL AIR, HARFORD COUNTY, MARYLAND  
WAL-MART STORES, INC.  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716



DESIGN DRAWN ED/JJ  
CHECKED DH  
DATE 8/23/12  
SCALE 1"=100'  
JOB No. 4659-01-002  
SHEET 2  
OF 3 SHEETS

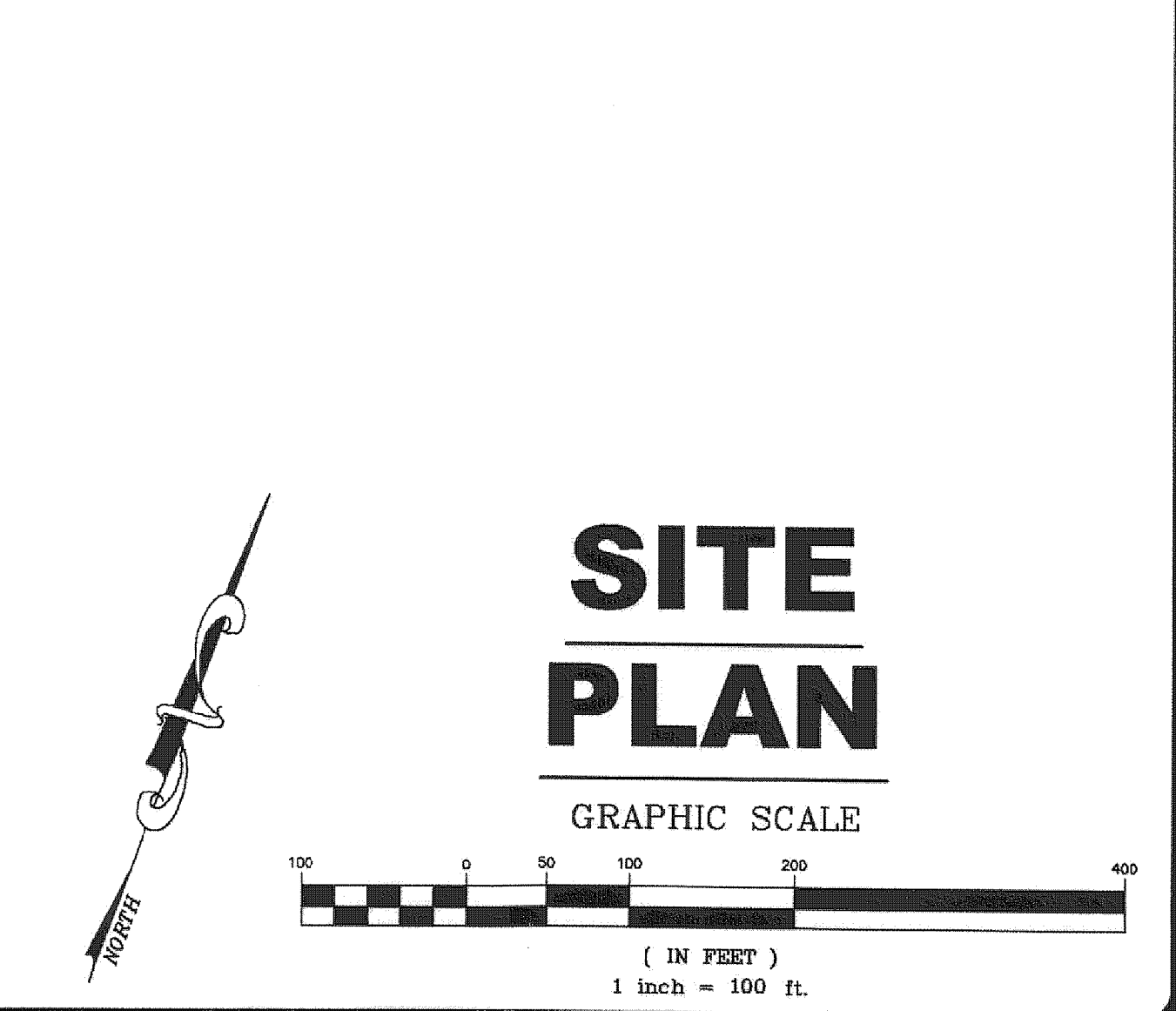
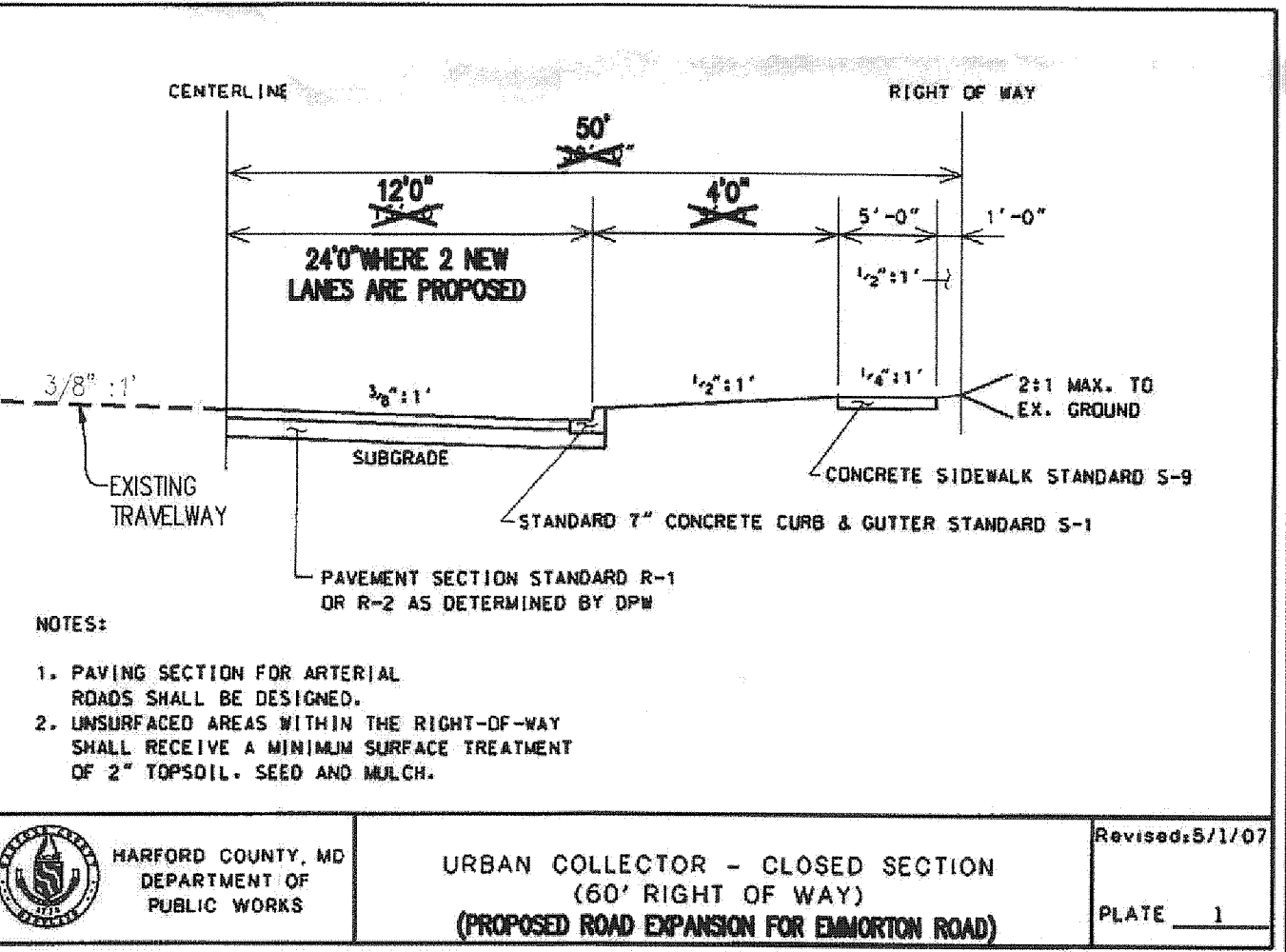
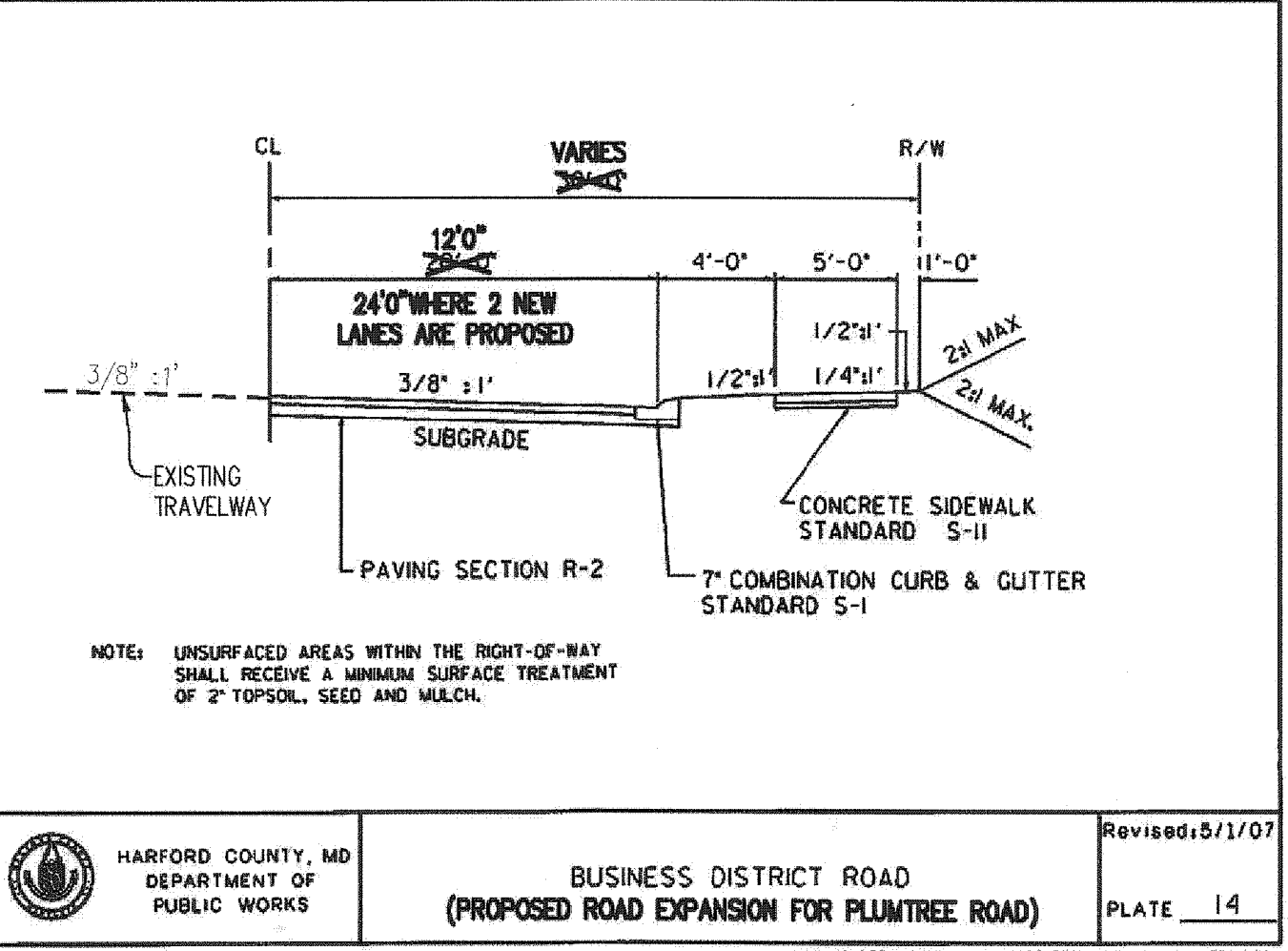
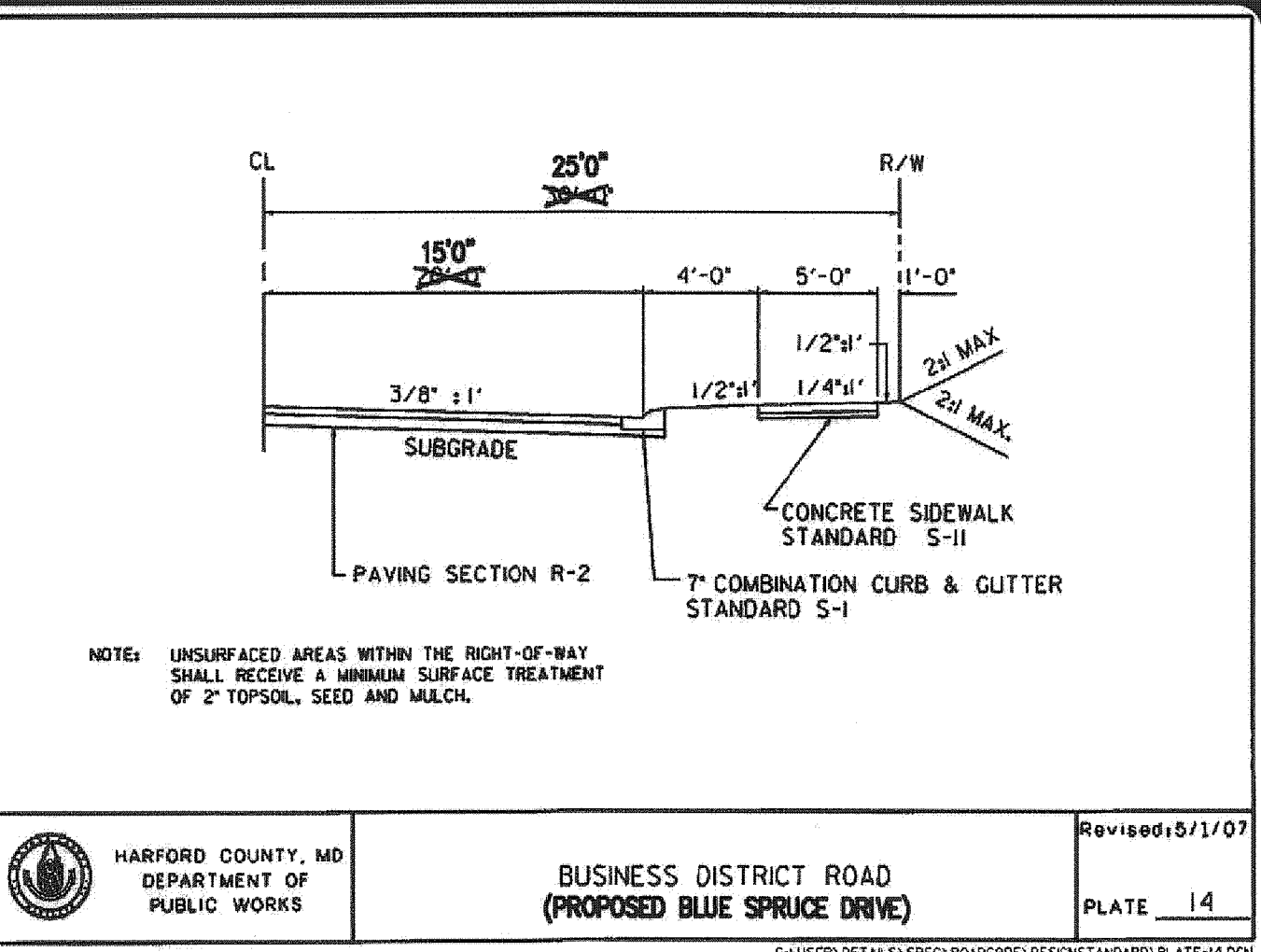




# LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- EXISTING 18" CURB AND GUTTER
- PROPOSED PARKING SPACES SYSL/4"
- ASSOCIATE PARKING SPACES SWSL/4"
- CART CORRAL
- PROPOSED PAVEMENT AREA
- PROPOSED TREE SAVE AREA (0.47 AC)
- PROPOSED STORM SEWER CANOPY DRAINS
- EXISTING STORM SEWER PIPING
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED ESD

- NOTES:
- FINAL LOCATIONS OF HYDRANTS, VALVES, WATER LINES, SANITARY SEWER LINES, AND ALL DRY UTILITIES SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
  - THE APPLICANT IS REQUESTING A WAIVER TO ALLOW A 50' PROPOSED RIGHT OF WAY FOR BLUE SPRUCE DRIVE IN LIEU OF THE 60' COMMERCIAL RIGHT OF WAY REQUIREMENT. A 50' RIGHT OF WAY MATCHES THE EXISTING BLUE SPRUCE DRIVE ADJACENT TO THE SUBJECT SITE.



REVISIONS	BY

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**Walmart**

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